

Date 5/8

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SPLIT

246-74

TRANSFER
TAX
PAIDWARRANTY DEED
CORPORATE GRANTOR
006320

MOUNT MERICI CONVENT AND ACADEMY, a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville in the County of Kennebec and State of Maine, for consideration paid, grant to MID-MAINE MEDICAL CENTER, a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville in the County of Kennebec and State of Maine mailing address is North Street, Waterville, Maine 04901 with warranty covenants, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

A CERTAIN LOT or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin set in the ground on the northerly side of Chase Avenue 55.00 feet from the center; thence N 31° 22' 11" W 313.86 feet along the land of Mt. Merici Convent and Academy to an iron pin found in a rock; thence N 16° 53' 53" W 815.56 feet along the land of Mt. Merici thru a granite monument to an iron pin in the center of Reynolds Brook; thence along the center of Reynolds Brook in a southwesterly direction to an iron pin set in the ground which marks the northwesterly corner of the Central Maine Power easement recorded in the Kennebec County Registry of Deeds in Book 904, Page 475; thence S 89° 48' 48" E 737.11 feet to an iron pin set in the ground which marks the northeasterly corner of the Central Maine Power easement recorded in said Registry in Book 1282, Page 475; thence S 00° 11' 12" W 99.06 feet to an iron pin set in the ground 55.00 feet from the centerline of Chase Avenue; thence S 79° 30' 01" E 139.88 feet along the northerly side of Chase Avenue; thence N 86° 16' 57" E 451.71 feet along the northerly side of Chase Avenue to the point of beginning.

Lloyd
Rowe

Being a portion of the property conveyed to the herein Grantor Corporation by deed dated december 21, 1911 from the Roman Catholic Bishop of Portland, recorded in the Kennebec County Registry of Deeds in Book 517, Page 307.

The above described parcel of land is 14.98 acres and is shown on a survey plan entitled "Property Survey for Mid Maine Medical Center, Town of Waterville, Kennebec County, State of Maine" dated October 27, 1988 prepared by John M. Pickett, Registered Land Surveyor #351 to be recorded in the Kennebec County Registry of Deeds.

Subject to a possible Right of Way granted to the President and Trustees of Colby College by deed dated May 17, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1445, Page 397.

Subject however to the condition and provision that the herein Grantee Corporation shall plant a living fence along the easterly line of said parcel of land from the road to the wooded area, a distance of approximately two hundred and fifty (250) feet, more or less, and further that the herein Grantee Corporation agrees that any building erected or constructed on said parcel of land shall be used only for business purposes of the Mid-Maine Medical Center, its parent or subsidiary corporations.

The Grantor herein also grants to the Grantee herein, and its successors and assigns a Right of First Refusal on any other real estate of the Grantor located within two thousand (2000) feet of the above described parcel of land in the event the Grantor desires to sell.

46-74

In Witness whereof, the said MOUNT MERICI CONVENT AND ACADEMY has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Sister Mary Anne, its President thereunto duly authorized, this 3rd day of the month of April, 1989.

Dated:

57. Sub 1

MOUNT MERICI CONVENT AND ACADEMY
Corporate Name

By Sr. Mary Anne
Sister Mary Anne
Its: President

STATE OF MAINE
COUNTY OF KENNEBEC

Personally appeared the above named Sister Mary Anne, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me, 57. Sub 1
Notary Public
(Printed Name:)

My Commission expires: _____

Stephen F. Dubero
Attorney At Law
Notary Public
My Commission Expires September 4, 1994



RECEIVED KENNEBEC SS.

1989 APR -4 AM 9:00

ATTEST: Theresa Reed Munn
REGISTER OF DEEDS